



10 Appleton Mews

Emerson Valley, Milton Keynes, MK4 2GB

Offers Over £300,000



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ENTRANCE HALL

Entrance through front door. Stairs to first floor. Radiator. Door to cloakroom, lounge/diner and kitchen. Alarm system.

CLOAKROOM

Frosted double glazed window to front aspect. Two piece suite comprising low level wc and wash hand basin. Tiled splash backs. Radiator.

KITCHEN

8'7" x 6'5" (2.64m x 1.98m)

Double glazed window to front aspect. Fitted with a range of wall and base units with worksurfaces incorporating sink unit. Fitted oven and hob with extractor fan. Plumbing for washing machine. Space for fridge freezer. Wall mounted boiler. Tiled splash backs.

LOUNGE/DINING ROOM

13'5" x 12'5" (4.09m x 3.81m)

Patio door to rear garden. Two radiators. Television point. Telephone point. Coving to ceiling. Storage cupboard.

FIRST FLOOR LANDING

Access to loft with loft ladder. Airing cupboard. Doors to all rooms.

BEDROOM ONE

13'5" x 9'1" (4.09m x 2.77m)

Double glazed window to front aspect. Radiator. Double built in wardrobe.

BEDROOM TWO

9'10" x 6'11" (3.00m x 2.13m)

Double glazed window to rear. Radiator.

FAMILY BATHROOM

Refitted family bathroom. Frosted double glazed window to side. Three piece suite comprising low level wc, wash hand basin and panelled bath with shower attachment. Spa. Chrome heated towel rail. Extractor fan.

REAR GARDEN

Enclosed rear garden. Laid mainly to lawn with generous patio area. Service door to single garage. Wood panel surround. Outside tap and lighting.

GARAGE

Up and over door. Power and light. Door to rear garden.

COUNCIL TAX BAND

Council tax band C. Sourced from <http://cti.voa.gov.uk/cti/initi.asp>

All measurements are approximate. The mention of appliances and/or services within these sales particulars does not imply that they are in full efficient working order. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. MORTGAGE & FINANCIAL - The Mortgage Store can provide you with up to the minute information on all available rates. To arrange an appointment, telephone this office YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.

The above details have been submitted to our clients

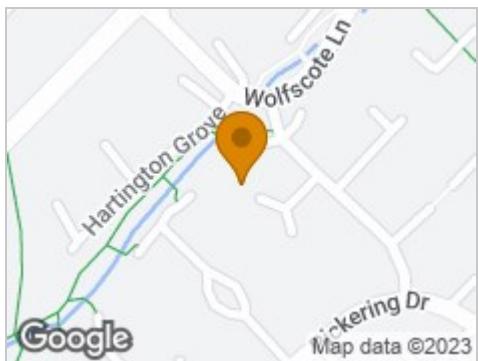
but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

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Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Cauldwell Property Services LTD Office on 01908 304480 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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